

The Atlanta Strategic Action Plan Partial Update NPU Amendment Process



Bureau of Planning
APAB Committee Meeting
May 19th, 2007

Background

- As part of the 2007 ASAP Partial Update...
 - The Planning Department extended an invitation for the NPUs to submit suggestions to amend their NPU Land Use maps, as well as..
 - Suggest Policy changes for their NPU, and..
 - Provide an updated list of priority projects.
- The deadline is June 13th



CITY OF ATLANTA

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT
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MAYOR

STEVE COVER
Commissioner

ALICE WAKEFIELD
Director, Bureau of Planning

May 9, 2007

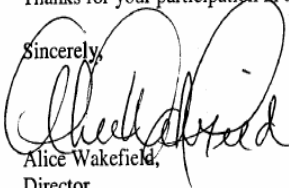
Dear NPU Chairs,

The development of the Atlanta Strategic Action Plan (ASAP), the new Development Plan, is currently underway. The Land Use Map and land guide to growth and development. They are key components for implem comprehensive plan. As part of the planning process of the ASAP, the Planning staff will be conducting a review of the Land Use Map and pc new recommendations.

The land use policies included in the 2004 CDP and the Land Use Map enclosed for your review. Please submit any recommended changes to and policies by June 13, 2007. For each recommended change in the la complete the attached form. All changes to the Land Use Map and land be submitted by NPU Chairs. Also include your updated NPU priority projects and policy recommendations for other plan elements of the ASAP. You can send all of this information to: Jessica Lavandier, City of Atlanta DPCD, Bureau of Planning, 55 Trinity Ave. SW, Suite 3350, Atlanta, GA 30335-0308, email: jlavandier@atlantaga.gov, fax: 404-494-1731. If you have additional comments or questions, you can call Jessica Lavandier at 404-865-8522.

Thanks for your participation in the Atlanta Strategic Action Plan.

Sincerely,


Alice Wakefield,
Director
Bureau of Planning

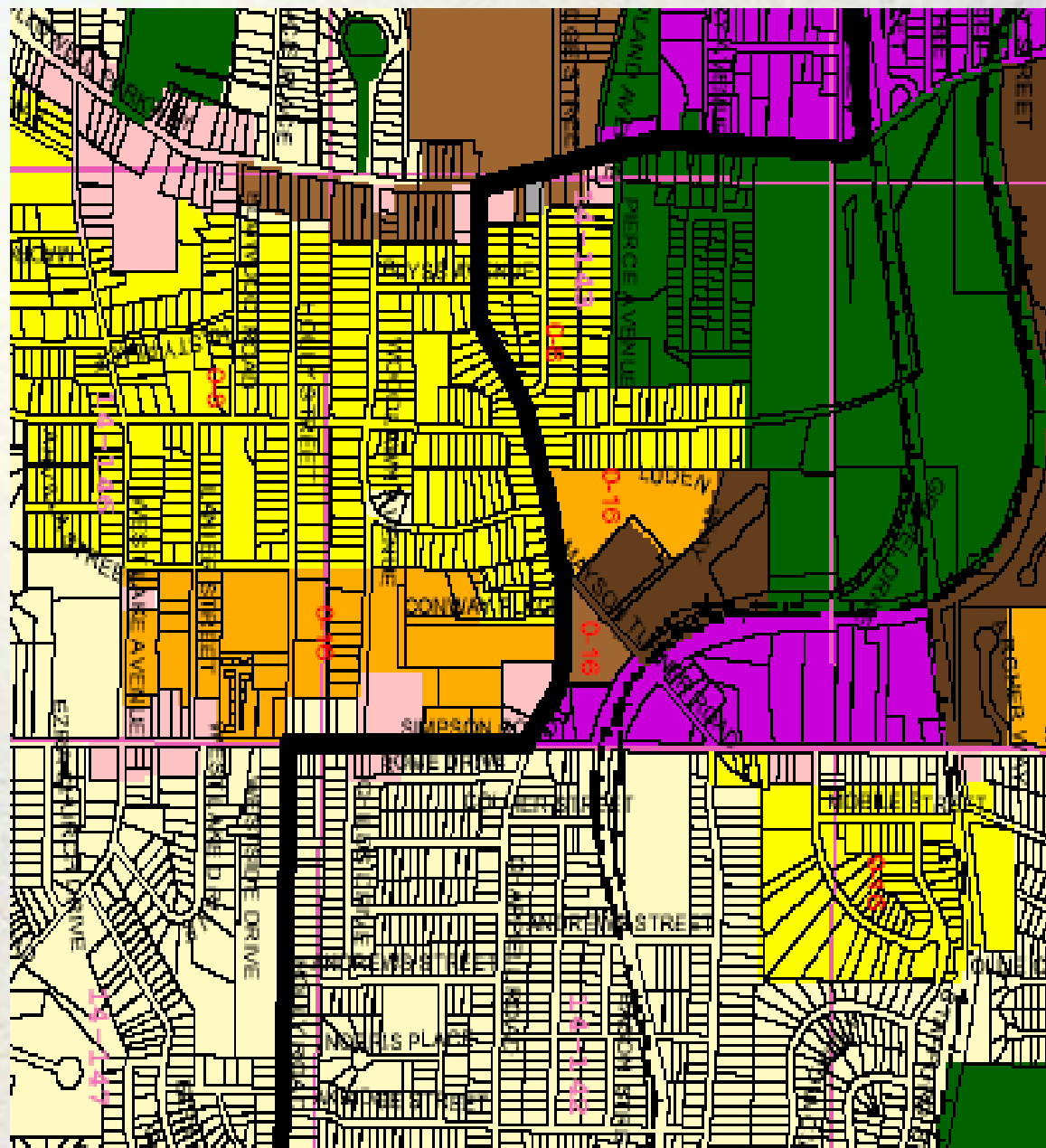
The land use policies included in the 2004 CDP and the Land Use Map for your NPU are enclosed for your review. Please submit any recommended changes to the Land Use Map and policies by June 13, 2007. For each recommended change in the land use map, complete the attached form. All changes to the Land Use Map and land use policies must be submitted by NPU Chairs. Also include your updated NPU priority projects and policy recommendations for other plan elements of the ASAP. You can send all of this

1. Provide guidance on completing the land use change request form – specifically what constitutes valid reasons for making change recommendations.

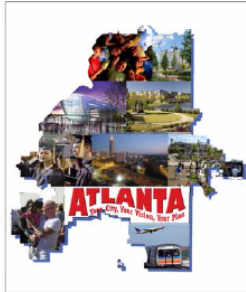
- The City maintains a 15 year Future Land Use Map
 - Which is essentially a map of the City with areas identified and designated as one land use or another that will allow specific land uses to occur on that site.
 - This is done to manage and plan for growth; to help configure development patterns and to protect and maintain your quality of life.

Future Land Use Classifications

- Single Family Residential
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Very High Density Residential
- Low Density Commercial
- High Density Commercial
- Office/Institution
- Office/Institution/Residential
- Open Space
- Industrial
- Mixed Use



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Atlanta Strategic Action Plan ASAP

Partial Update

Land Use Element Proposed Changes to the Land Use Map

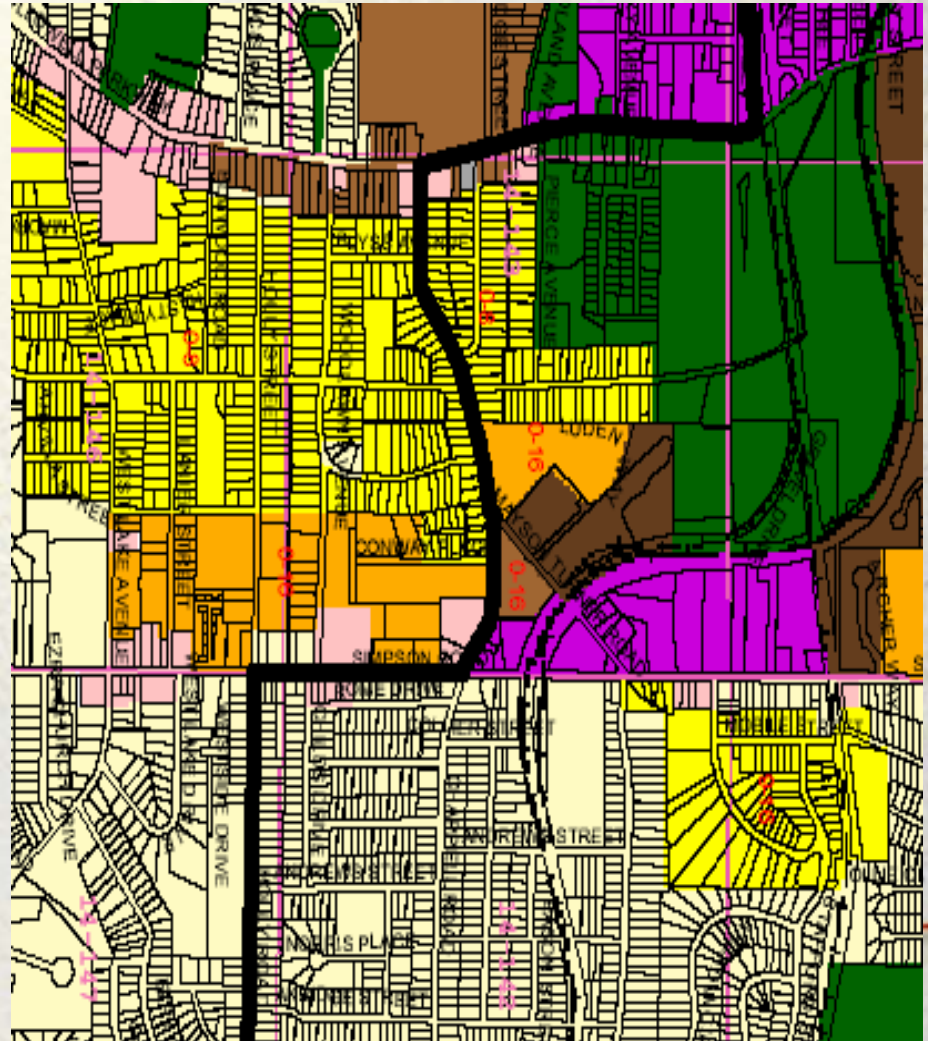
1. Location of parcel for proposed change in land use designation:
Include parcel identification or address and show location on a map
2. Current land use designation:
3. Proposed land use designation:
4. Reasons for recommending the change in land use:
5. Submitted by:
6. Contact information:

Please send completed form to: Jessica Lavandier, City of Atlanta DPCD, Bureau of Planning,
55 Trinity Ave. SW, Suite 3350, Atlanta, GA 30335-0308, email: jlavandier@atlantaga.gov, fax:
404-494-1731

- To Complete the land use change request form
 - Provide address of the parcel and/or
 - Circle the areas on the maps
 - Explain the change and reasons

1. Provide guidance on completing the land use change request form – specifically what constitutes valid reasons for making change recommendations.

- Valid reasons for making changes
 - Inconsistent with adjacent land uses
 - The transition from one land use to another is too abrupt
 - There is need to encourage redevelopment
 - There is need to promote certain kinds of development
 - Inconsistent with City & NPU Land use policies



2. Provide guidance on what constitutes an NPU priority project and how they are going to be reflected in the updated CDP

- These are capital projects that NPU's may consider important to the improvement of their neighborhoods
 - NPU priorities projects are
 - Based on the NPU consensus
 - Projects will be reflected in the ASAP
 - As projects to be considered for the STWP and CIP

3. Provide guidance and some instruction on what constitutes a valid land use policy and how they should be worded and submitted

- **A Policy** is a plan of action to guide decisions and actions. Policy addresses intent. Policy is intended to affect the 'real' world, by guiding the decisions that are made. A policy is a course of action or a program of actions adopted by a person, group, or government, or the set of principles on which they are based.

3. Provide guidance and some instruction on what constitutes a valid land use policy and how they should be worded and submitted

– **Citywide General Land Use Policies have been identified as Citywide guides for future development, and are directed toward the achievement of ideal land use patterns:**

1. Preserve single-family detached residential neighborhoods against encroachment by non-residential or incompatibly scaled residential development.
2. Control and limit strip commercial development.
3. Encourage nodal land use patterns and mixed-use development around certain public transit stations and selected major transportation intersections.
4. Encourage medium-, high-, or very high-density residential development, particularly in areas that are designated for nodal development, and other selected areas.
5. Promote the efficient use of land in order to minimize sprawl.
6. Redevelop obsolete industrial areas. – *since revised*
7. Construct a pedestrian/people movement system throughout the City.
8. Encourage the dispersal of social service agencies throughout the City, including residential facilities for elderly persons, mentally- and physically-disabled persons, and persons who are undergoing rehabilitation.

3. Provide guidance and some instruction on what constitutes a valid land use policy and how they should be worded and submitted

– **Specific Types of Land Use Policies have been identified for carrying out the City's general land use policies. The ten Specific Types of Land Use Policies are:**

- 1.Promote Neighborhood Conservation
- 2.Encourage Nodal Development
- 3.Discourage Strip Commercial Development
- 4.Promote Residential Density Near Available Infrastructure
- 5.Minimize Urban Sprawl
- 6.Develop Transit Station Areas
- 7.Redevelop Obsolete Industrial Areas
- 8.Enhance the Pedestrian System
- 9.Promote Inter-jurisdictional Land Use Compatibility
- 10.Plan Land Use Transition Areas

3. Provide guidance and some instruction on what constitutes a valid land use policy and how they should be worded and submitted

- The Policy statements should be organized and worded
 - Per Plan element
 - Economic Development
 - Transportation
 - Housing
 - Natural & Cultural Resources
 - Land Use
 - As a firm statement
 - See example of QCO and the previous City & NPU Policies in handout
- Submitted
 - Via Email, US mail, Fax or delivered through your NPU Planner
 - All submissions must be submitted through the NPU Chair as and official NPU submission

4. Outline the resources that are available to NPUs to assist those NPUs that need assistance in providing the information that is being asked for

- Resources/Assistance to the NPU
 - The handouts that we have provided
 - Online
 - Call the Strategic Planning Staff
 - Garnett Brown 404-330-6724
 - Jessica Lavandier 404-865-8522
 - Michele McIntosh 404-330-6786
 - Tameka Wimberly 404-865-8553
 - Your NPU Planner